

Bagley

Bagley is generally bounded by Seven Mile to the north, McNichols to the south, Livernois to the east, and the Lodge Freeway (M-10) to the west. Bagley is predominantly a low-density residential area.

Although Bagley experienced a six-percent decline in population between 1990 and 2000, the number of housing units grew by nearly two percent, and the vacancy rate is one of the lowest in the City. More than three-quarters of Bagley housing units are owner occupied. Additionally, almost eighty percent of housing units are valued at \$70,000 or greater.

Over forty percent of households earn more than \$50,000 per year. This income level is partially due to the high degree of educational attainment among Bagley residents. More than eighty percent of Bagley residents, age 25 and older, graduated from high school, and more than a quarter of the population have completed college. Bagley also has the sixth largest population of seniors of any community in the City.

□ Neighborhoods and Housing

Issues: This is a predominantly single family residential community. High rates of homeownership add stability to the neighborhoods, and most of the homes are very well maintained.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

□ Retail and Local Services

Issues: The high income of community residents is a major advantage to local businesses, and commercial corridors are well situated to benefit from the close proximity to Marygrove College and The University of Detroit-Mercy. Although much of the neighborhood commercial enterprises are stable and economically viable, some areas are hindered by discordant signage and streetscape.

GOAL 2: Increase the vitality of neighborhood commercial areas

Policy 2.1: Develop neighborhood commercial nodes along Seven Mile and McNichols with a compatible mix of locally serving, small-scale businesses and medium density residential uses along less viable portions.

Policy 2.2: Target Seven Mile and McNichols with business improvement and retention programs.

GOAL 3: Improve the appearance of commercial areas

Policy 3.1: Promote design guidelines for façade and streetscape improvements along Seven Mile.

□ Parks, Recreation and Open Space

Issues: There is a lack of parks and open space within the Bagley community, especially east of Wyoming. Additionally, the large population of senior citizens in the community has limited access to safe recreational facilities and open space.

GOAL 4: Increase open space and recreational opportunities for seniors

Policy 4.1: Work with area institutions to develop senior and inter-generational recreation programs.

GOAL 5: Increase access to open space and recreational areas

Policy 5.1: Develop greenways to link neighborhoods east of Wyoming to parks and open spaces.

2000 Census - Demographic Profile

Neighborhood **Bagley**

Total Population

19,707

1990 Population

21,045

1990 to 2000 Change

-1,338

Percent Change

-6.36%

Race

White Only

299

1.52%

Black or African American
Only

19,072

96.78%

American Indian and Alaska
Native Only

37

0.19%

Asian Only

34

0.17%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

38

0.19%

Two or More Races

227

1.15%

Hispanic Origin

Hispanic Origin (Any Race)

149

0.76%

1990 Hispanic Origin

105

1990 to 2000 Change

44

Percent Change

41.90%

Gender

Male

8,876

45.04%

Female

10,831

54.96%

Educational Attainment

Population 25 or older

13,265

67.31%

HS Graduate or Higher

10,951

82.56%

Assoc. Degree or Higher

3,532

26.63%

Age

Youth Population
(Under 18 Years Old)

4,966

25.20%

1990 Youth Population

4,746

1990 to 2000 Change

220

Percent Change

4.64%

0 to 4 Years Old

1,179

5.98%

5 to 10 Years Old

1,826

9.27%

11 to 13 Years Old

818

4.15%

14 to 17 Years Old

1,143

5.80%

18 to 24 Years Old

1,476

7.49%

25 to 44 Years Old

5,302

26.90%

45 to 64 Years Old

4,640

23.54%

65 Years Old and Older

3,323

16.86%

Households

Households

7,222

Average Household Size

2.70

Population in Group Quarters

212

1.08%

Population in Households

19,495

Family Households

5,197

71.96%

Married Couple Family

2,565

49.36%

Female Householder Family

2,134

41.06%

One Person Households

1,846

25.56%

Housing Units

Housing Units

7,508

1990 Housing Units

7,381

1990 to 2000 Change

127

Percent Change

1.72%

Vacant Housing Units

284

3.78%

Occupied Housing Units

7,224

96.22%

Owner Occupied

5,582

77.27%

Renter Occupied

1,642

22.73%

Housing Value

Owner Occupied Units

5,177

Less Than \$15,000

0

0.00%

\$15,000 to \$29,999

30

0.58%

\$30,000 to \$49,999

421

8.13%

\$50,000 to \$69,999

655

12.65%

\$70,000 to \$99,999

2,101

40.58%

\$100,000 to \$199,999

1,918

37.05%

\$200,000 or More

52

1.00%

Household Income

Less Than \$10,000

744

10.30%

\$10,000 to \$14,999

317

4.39%

\$15,000 to \$24,999

790

10.94%

\$25,000 to \$34,999

1,063

14.72%

\$35,000 to \$49,999

1,105

15.30%

\$50,000 to \$74,999

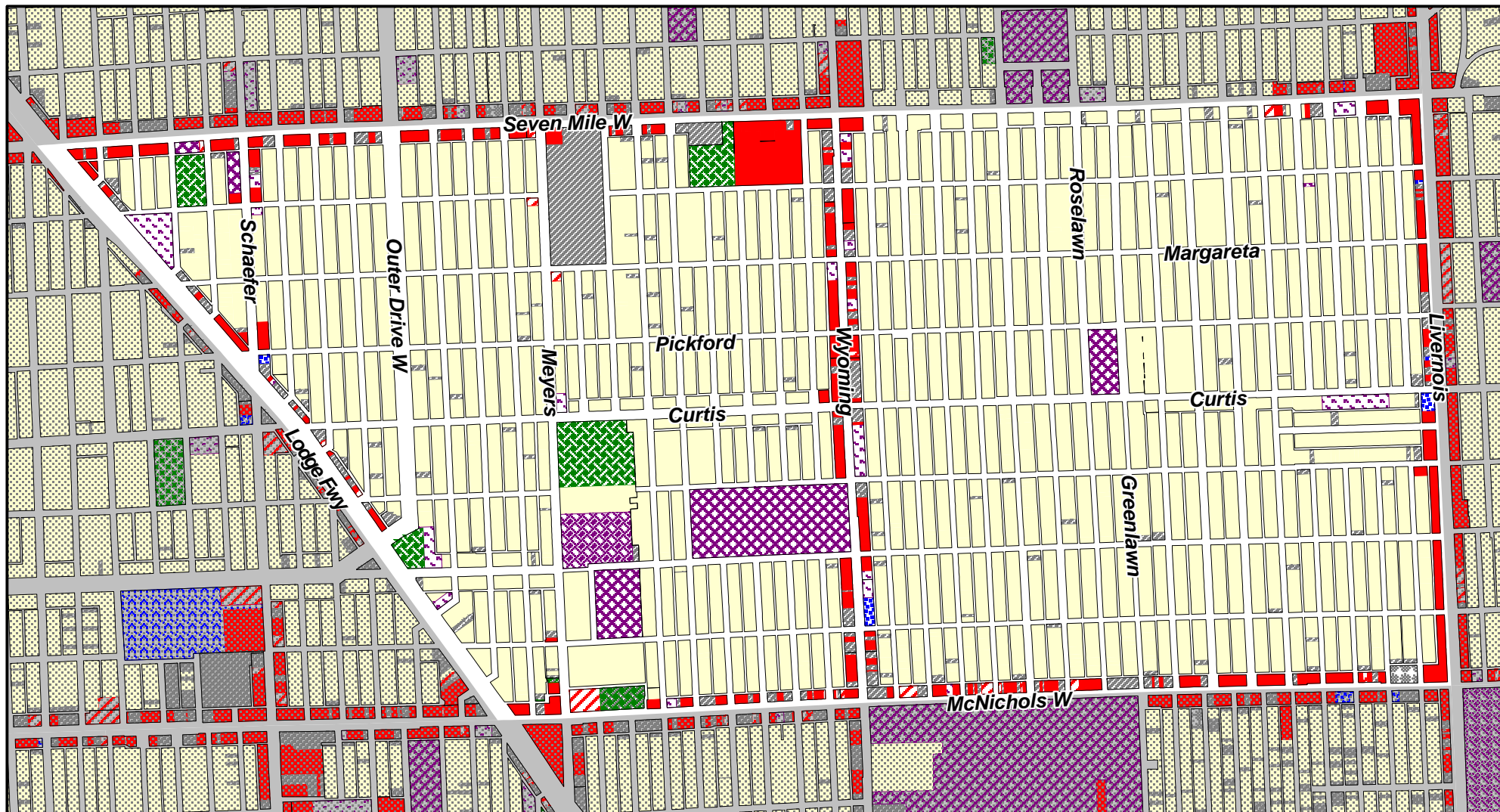
1,557

21.56%

\$75,000 or More

1,646

22.79%



Map 10-1A

City of Detroit
Master Plan of
Policies

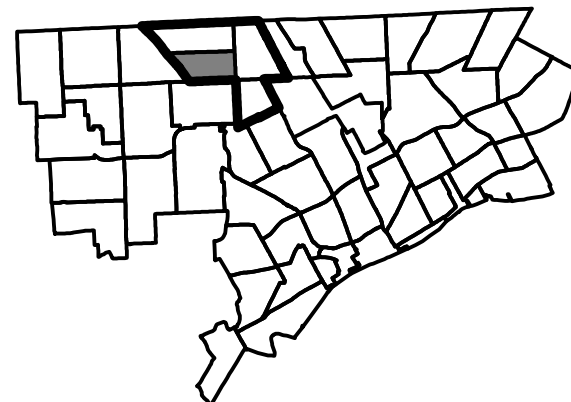
Neighborhood Cluster 10 Bagley

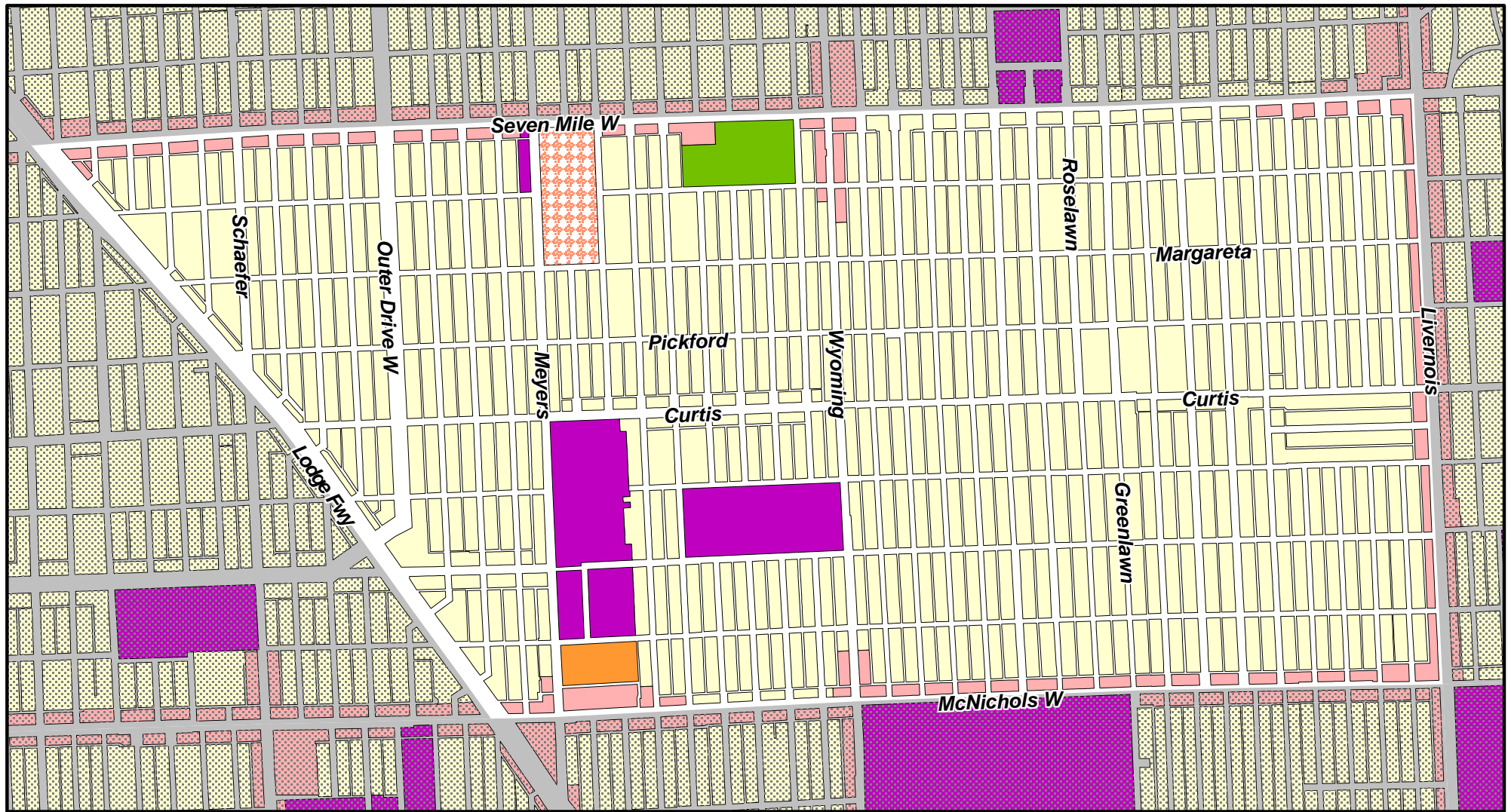


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools Data/Image database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 10-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 10 Bagley



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

